

MINUTES
CRYSTAL CREEK CONDOMINIUM ASSOCIATION
ANNUAL MEETING OF THE HOMEOWNERS
WEDNESDAY SEPTEMBER 7 2016 4:00 P.M.
TOAD PROPERTY MANAGEMENT OFFICE
318 ELK AVENUE, SUITE 24, CRESTED BUTTE, CO 81224

Attending:

John & Isabel Gibson, Unit 2

James & Barbara Dean, Unit 5

Dave Daumit, Unit 10

Shirley & Bart Consedine, Unit 3

Holly & John (Jack) Smith, Unit 7

Rob Harper, Toad Property Management, Inc. (Manager)

By Proxy:

Allison Fuchs, Unit 1

Juli Crabtree, Unit 4

Rob Harper called the meeting to order at 4:01p.m. confirming a quorum. Proof of Meeting notice was sent out on July 22 2016. John made the motion to approve the minutes of the meeting held on September 8 2015, seconded by Dave, all in favor, minutes approved.

Manager's Report: Rob thanked the Board for their work this past year and thanked Crystal Creek Owners as well. Discussion about Anthracite Place proximity and snow management, not much room between the properties for snow storage, stay vigilant about snow shed. Bike racks were replaced last month. Chimneys will be inspected next week, vent covers will be scheduled for installation this fall. Discussion about the dumpster lock, was installed and then someone removed it. Dave will install a cable to the lock next time around and change the combo to 2-0-1-6. Dryer vent maintenance was done last year. Rob will confirm before fall that the 'glue & screw' was performed on the roof, some discussion about completion. Trash pick up continues to be 2x a week? It was decided to go down to 1x a week.

Financial Report: 2015's assets were at \$11,000, and with the dues increase this years' assets sit at \$16,855. A/R is about \$1000, and average for this HOA. Budget is in-line, under on most. Snow removal will always be an unknown. Discussion about cable; the costs being almost as much as snow removal. Discussion about alternatives, not everyone bundling internet/cable/telephone. Is it possible to use one antenna and a repeater? Return to individual responsibility? Rob will look into getting some information to lower overall costs, the Board will make the decision.

New Business: Discussion about sidewalks/pathways needing some TLC - missing gravel, weeds in-between. Not enough time/money/attention paid to the landscaping says Isabel Gibson. There is room in the budget reports Rob. All agreed that the trees need to be trimmed, especially the cottonwoods. Number 11 needs to remove the washing machine from the porch, benches next to 8 need to go. Discussion about enforcing the rules across the board regardless vs. on a case by case basis. The rules and regulations are given with closing documents; real estate

purchasing & due diligence discussion. The last BOD meeting was lively on this topic reports Rob, discussion will continue. After a Board meeting, any changes needing Homeowner approval are posted with time for comment. HOA hierarchy discussion. Parking issues last winter, non-working cars, some Clarks traffic. Signage could be added, social media postings. Moving cars, plowing the snow, the snow poles will be put up in order for the plows to maneuver. Discussion about Board-approved outdoor furniture (picnic table).

Election of Board: John Gibson will not be running for re-election, a 3-year term is available. John makes a motion to appoint Jim Dean to the Board, Bart seconds, all in favor, motion passed. Discussion about making the rules as clear as possible, homeowner feedback about permission, the example being what should be allowed on the decks?

Next Meeting: Scheduled for Wednesday September 6 2017. Contact info sharing among the homeowners, Toad cannot legally give out information.

Dave makes a motion to adjourn, seconded by Barb, all in favor, meeting adjourned at 5:32pm.

Rob Harper, Toad Property Management